



Thursday, October 19, 2006

+ Back Print

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 33

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of an addition to an existing single family residence at 1418 Preston Avenue, Austin, TX

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

- [Staff Report](#)
- [Waiver Ap - Part 1](#)
- [Waiver Ap - Part 2](#)
- [Waiver Ap - Part 3](#)
- [Waiver Ap - Part 4](#)

For More Information: Joi Harden - 974-3345, Erica Eichert - 974-2720, Joan Esquivel - 974-3371

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures on a lot for a remodel permit to increase the size of a structure, the structure's size after the remodel is limited to the greater of:

(a) 0.4 to 1 floor-to-area ratio, (b) 2,500 square feet; or (c) the existing size plus 1000 square feet if the applicant has been granted a homestead exemption for the structure.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. James Holland is requesting a waiver from Ordinance No. 20060309-058 in order to construct an addition to an existing single family residence at 1418 Preston Avenue, Austin, TX. The two story structures will have 4500 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-5394RA

COUNCIL DATE: October 19, 2006

APPLICATION DATE: May 31, 2006

OWNER: Joel and Brooke Howard

ADDRESS: 1418 Preston Avenue

BACKGROUND

- On May 31, 2006 an application was submitted for an addition to an existing one story single family residence to include an addition to the existing first floor, a new second floor, and a new detached game room/office over a new detached garage.
- The additional square footage added to the existing single family residence and above the detached garage creates a FAR of .47 which exceeds the 0.4 to 1 floor-to-area ratio allowed by Ordinance 20060309-058.

REQUEST

Applicant requests a waiver to exceed 0.4 to 1 floor-to-area limitation.

Applicant requests a waiver from Part 4 Section (D) of Ordinance 20060309-058 which states that for a remodel permit to increase the size of a structure, the structure's size after the remodel is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or
- (3) the existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the structure.

PROPOSED REMODEL

Applicant proposes the following construction:

- Addition to an existing one story single family residence creating a total of 4500 s.f. of gross floor area at 1418 Preston Avenue.
 - 148 s.f. added to the existing first floor
 - 1830 s.f. added to create a second floor
 - 672 s.f. added for a game room/office above a new detached garage
 - 672 s.f. added for detached garage (not counted in gross floor area)
- Applicant's additional construction:
 - 672 s.f. new detached garage (not counted in FAR)
 - 80 s.f. covered porch
 - 70 s.f. uncovered second floor balcony

- 978 s.f. driveway area
- 75 s.f. walkway on private property
- 376 s.f. rear patio

The address falls within the National Register Historic District. The advisory review was heard by the Historic Landmark Commission on June 26, 2006, and the Commission voted to release the application for a building permit.

SETBACKS

The applicant will meet the front yard setback of 25 feet prescribed by the Land Development Code.

DEVELOPMENT REGULATIONS

Proposed structure will exceed size limitations of the 0.4 to 1 floor-to-area ratio allowed in Part 4 Section (D) (3) by creating a FAR of .47.

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the West Austin Neighborhood Group, M.K. Hage, Austin Neighborhoods Council, Pemberton Heights Neighborhood Association and Home Builders Association of Greater Austin.

WAIVER

The applicant requests the waiver from Part 4 Section (D) on the following grounds:

- The regulations impose undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Information was provided indicating undue financial hardship.
- Letter from P.E. stating development will not cause additional impacts to the existing drainage system due to decrease in impervious cover.
- Five letters from neighbors indicating support.
- Photos from the neighborhood submitted as evidence that the new structure will be compatible to the existing structures in the neighborhood.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

HOLLAND
ARCHITECTURAL

WAIVER REQUEST

TO INCREASE ALLOWABLE F.A.R. FROM .40 TO .47
(TO INCREASE AC AREA FROM ALLOWED 3,858 SF TO 4,500 SF)

DATE JULY 20, 2006

OWNER JOEL AND BROOKE HOWARD
1418 PRESTON AVENUE
AUSTIN, TEXAS 78703

OUTLINE: SEE ENCLOSED

A. WAIVER REQUEST

B. RELEASE FROM HISTORIC LANDMARK COMMISSION

1. LETTER FROM STEVE SADOWSKI
2. STAMPED PLANS

C. BUILDING PERMIT APPLICATION 5/31/06 BR-06-5396R-A

D. SITE: 9,646 SF @ 45 % = 4,341 SF ALLOWED IMPERVIOUS COVER
47 % = 4,528 SF EXISTING
42 % = 4,093 SF PROPOSED 5 % REDUCTION

1. SURVEY: EXISTING CONDITIONS, 1994
2. LEGAL LOT STATUS REPORT
3. ENGINEERING REPORT
NO ADVERSE AFFECT WATER RUN OFF BECAUSE
NO INCREASE IN IMPERVIOUS COVER.

E. NEIGHBORHOOD

1. AERIAL PHOTO OF SITE
2. PHOTOS OF NEIGHBORS HOUSE FROM THE STREET
3. LETTERS FROM THE NEIGHBORS IN SUPPORT.
4. CITY OF AUSTIN UTILITY BILL ACCOUNT NO. [REDACTED]
5. ELECTRIC SERVICE PLAN APPLICATION

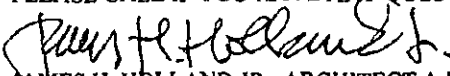
F. BUILDING TWO STORY RESIDENCE

4 BR - 4 1/2 BATH - 2 LIVING - STUDY - FORMAL DINING
2 CAR GARAGE W/ GAME ROOM SECOND FLOOR
FRONT PORCH AND BACK PORCH + PATIO
TRADITIONAL STYLE ARCHITECTURE
WOOD SIDING W/ COMPOSITION SHINGLE ROOF

FIRST FLOOR	1,998 SF
SEC FLOOR	1,830 SF
SUB TOTAL	3,828 SF
GARAGE GAME ROOM	672 SF
TOTAL AC AREA	4,500 SF

G. ARCHITECTURAL FEES

PLEASE CALL IF YOU HAVE ANY QUESTIONS.


JAMES H. HOLLAND JR. ARCHITECT A.I.A.

1413 PRESTON AVE. AUSTIN, TEXAS 78703 cell [REDACTED] off 512-478-6554 fax 512-478-7075
2005-33-HowardStmnt-7-20-06

**CITY OF AUSTIN
REQUEST TO WAIVE DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 20060309-058**

STREET ADDRESS: 1418 Preston Avenue, 78703
 LEGAL DESCRIPTION: Subdivision Pemberton Heights
 Lot(s) _____ Block _____ Outlot _____ Division _____
 Zoning District: _____ Neighborhood Plan (if applicable) _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

New Construction: _____
☒ Addition Remodel - ~~Rebuild~~ Rebuilding much of ground floor and adding second story / Georgian architecture

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described: I've begun the remodeling effort involving interviewing architects over a year ago and as well we began working with an interior prior to August 2005 and made significant progress on plans before the moratorium. The granting of this waiver will not adversely affect the public health, safety and welfare.
 Explain: 1) IMPERVIOUS COVER IS REDUCED UNDER THE PROPOSED PLANS
2) THE PROPOSED STRUCTURE IS WELL WITHIN THE CHANGING OF THE NEIGHBORHOOD AND WILL BE AN ASSET TO THE STREET IN QUANTITATIVE AND QUALITATIVE ASPECTS.
 Waiving the regulation will not have a substantially adverse impact on neighboring properties
 Explain: THE PRIMARY STRUCTURE IS WELL WITHIN THE GUIDELINES. THE REQUESTED VARIANCE IS FOR A SMALL ROOM ABOVE THE GARAGE THAT WILL HAVE MINIMAL IMPACT TO NEIGHBORS AND NO UNDULATED NEGATIVE IMPACT AS SHOWN IN THE ACCOMPANYING LETTERS
- ☐ 2. The following development agreement permits the activity: _____

- ☐ 3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: [Signature]

Note. The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin _____

Date scheduled for City Council action: _____



City of Austin

Founded by Congress, Republic of Texas, 1839

Historic Preservation Office

Neighborhood Planning and Zoning Department

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

June 27, 2006

Jimmy Holland
Holland Architectural
1413 Preston Avenue
Austin, Texas 78703

Re: Application for a Building Permit
1418 Preston Avenue
Old West Austin National Register Historic District
NRD-06-0069

Dear Mr. Holland:

At their June 26, 2006 meeting, the Historic Landmark Commission voted to release your application for a building permit to construct a second floor to the house in accordance with the attached plans.

Please be sure to have these stamped plans when you apply for your building permit. If your plans for this project change, please be sure to submit revised drawings to this office for review.

We appreciate your commitment to preserving Austin's rich heritage. If you have any questions concerning this letter, please feel free to telephone me at 974-6454 or by e-mail at steve.sadowsky@ci.austin.tx.us, or you may contact my administrative assistant, Lei Lonnie La Bonte at 974-2890.

Sincerely,

Steve Sadowsky
Historic Preservation Officer

cc: Joel and Brooke Howard
1418 Preston Avenue
Austin, Texas 78703

ca. 1240

NFD-06-0067 ow4
CITY OF AUSTIN
APPLICATION FOR REVIEW OF A PERMIT
WITHIN A NATIONAL REGISTER HISTORIC DISTRICT

6-26 agenda
notice

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form. Signature by the property owner is required.

Address of Property: 1418 PRESTON AVE ~~1418 PRESTON AVE~~
Proposed Use: RESIDENCE

APPLICANT

Name: <u>JAMES HOLLAND ARCHITECT</u>	
Mailing Address: <u>1413 PRESTON AVE.</u>	Telephone: <u>(512) 478-6554</u>
City: <u>AUSTIN, TX</u> Zip: <u>78703</u>	Fax: <u>(512) 478-7075</u>
E-mail: _____	

OWNER

Name: <u>JOEL AND BRODKE HOWARD</u>	
Mailing Address: <u>1418 PRESTON AVE</u>	Telephone: <u>(512) 479-8199</u>
City: <u>AUSTIN, TX</u> Zip: <u>78703</u>	Fax: <u>()</u>
E-mail: _____	

ARCHITECT (If applicable)

Name: <u>JAMES HOLLAND ARCHITECT</u>	
Mailing Address: <u>1608 WEST 34TH STREET</u>	Telephone: <u>(512) 577-2061</u>
City: <u>AUSTIN, TX</u> Zip: <u>78703</u>	Fax: <u>(512) 478-7075</u>
E-mail: _____	

APPROVED BY

CONTRACTOR (If applicable)

Name: <u>HUDSON HOMES</u>	
Mailing Address: _____	Telephone: <u>(512) 917-4371</u>
City: <u>AUSTIN, TX</u> Zip: <u>78738</u>	Fax: <u>(512) 261-3630</u>
E-mail: _____	

HISTORIC LANDMARK
DATE 6-26-06
BY: Steve Salas
for HLC Chair

Brief description of proposed work: ADD SECOND FLOOR REMODELING

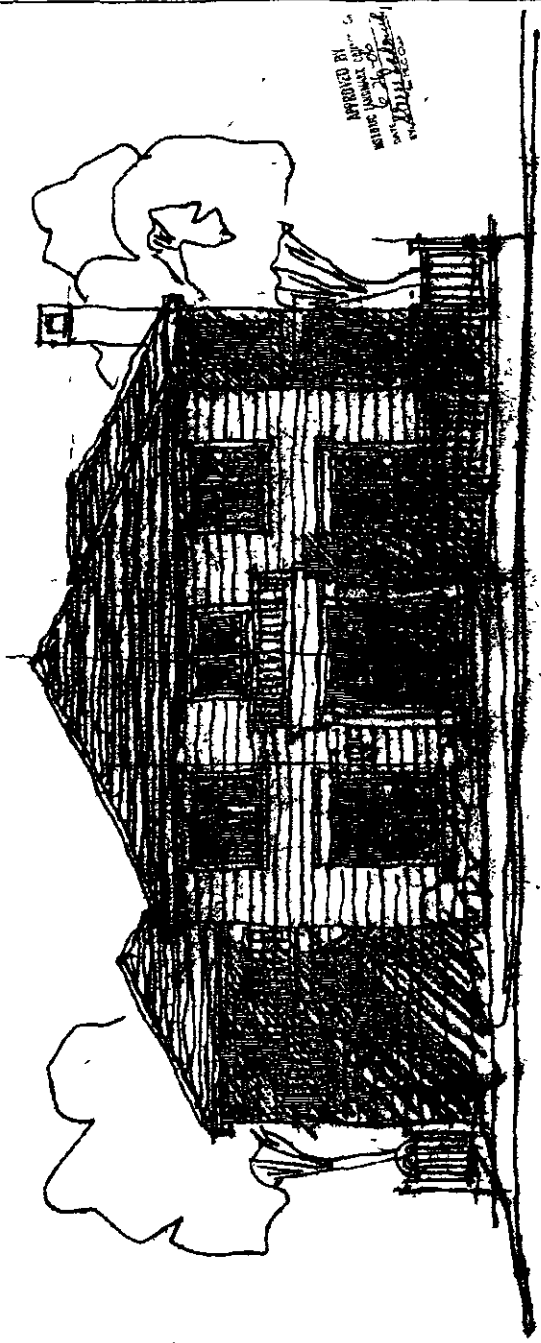
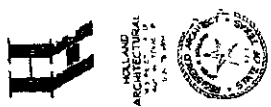
[Signature]
Owner's Signature (Required)
6/1/06
Date

[Signature]
Applicant's Signature (Required)
5-31-06
Date

For City Use Only:	
Application review date: _____	Application Complete: Y/N (If no: Date applicant contacted: _____)
Reviewer: _____	Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)
Date Application Completed: _____	

SHEET
A-Q
FOR 13 SHEETS

HOWARD RESIDENCE
1418 PRESTON AVE
AUSTIN, TEXAS 78703



APPROVED FOR
CONSTRUCTION
DATE 10/1/73
BY [Signature]
ARCHITECT

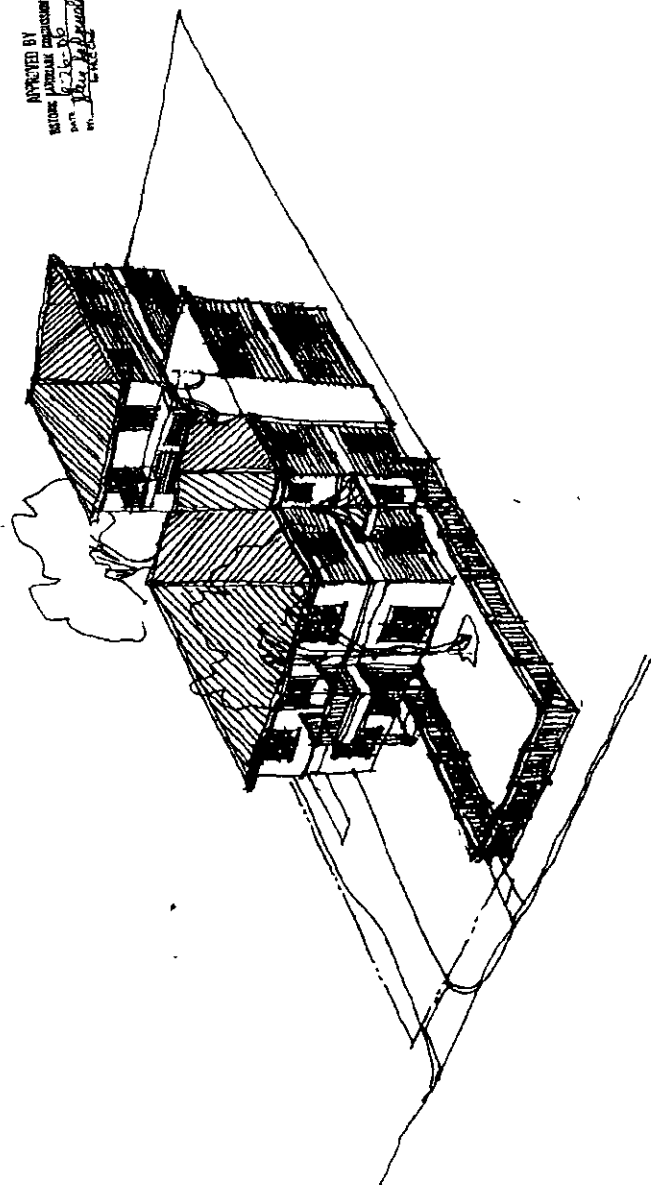
HOWARD RESIDENCE
1418 PRESTON AVE
AUSTIN, TEXAS 78703





HOLLAND
ARCHITECTURAL
1418 PRESTON AVE
AUSTIN, TEXAS 78703
512.476.1111



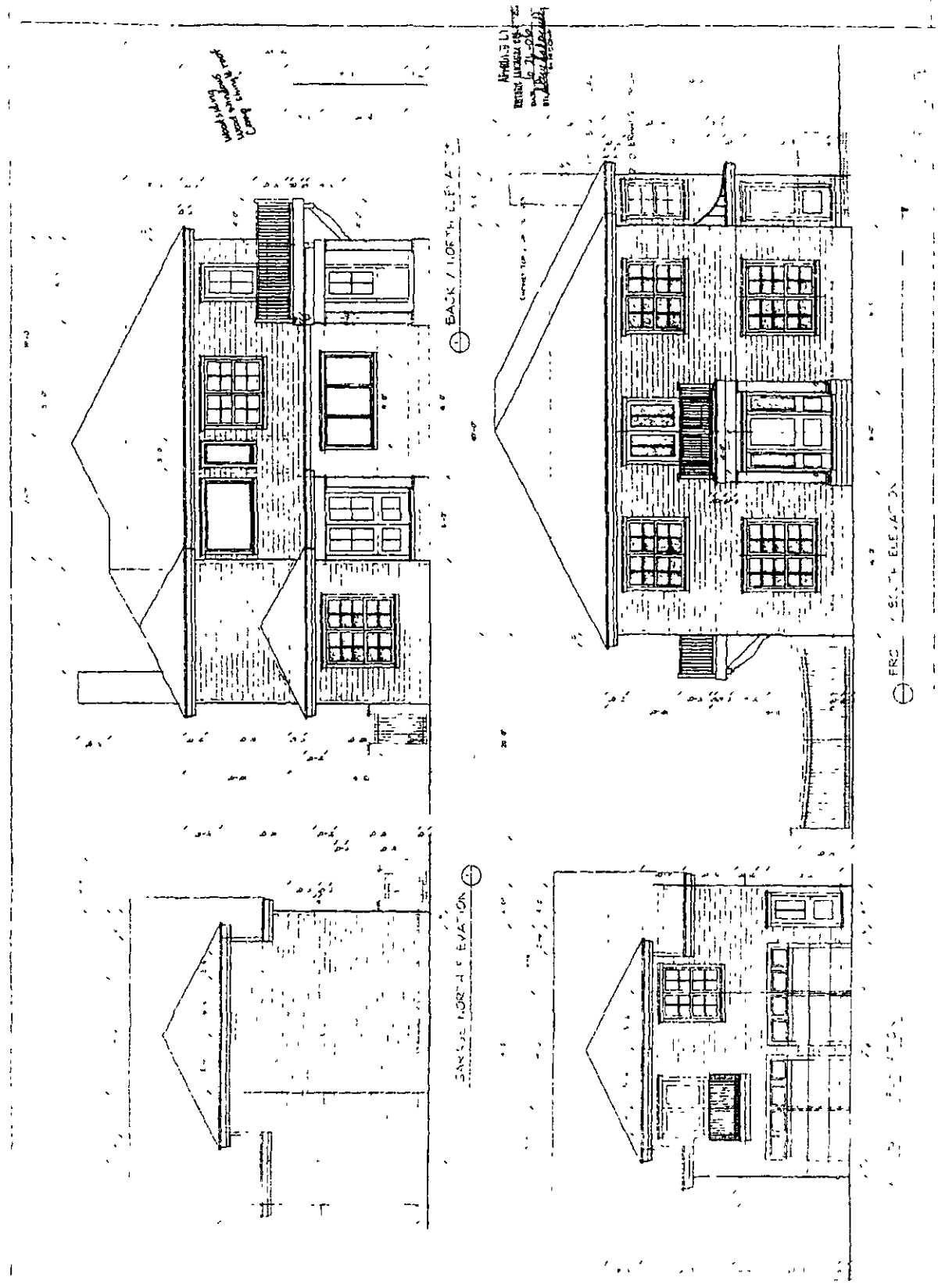
APPROVED BY
NORMAN J. HOLLAND, ARCHITECT
DATE 6-21-06
BY *[Signature]*
FOR *[Signature]*




 J. LAND
 ARCHITECT
 1111

 J. Land
 ARCHITECT
 1111
 J. Land
 ARCHITECT
 1111

HOWARD RESIDENCE
 1718 PULSTON AVE
 AUSTIN, TEXAS 78703

A-5



HOWARD RESIDENCE

1405 PRITTON AVE
AUSTIN, TEXAS 78703



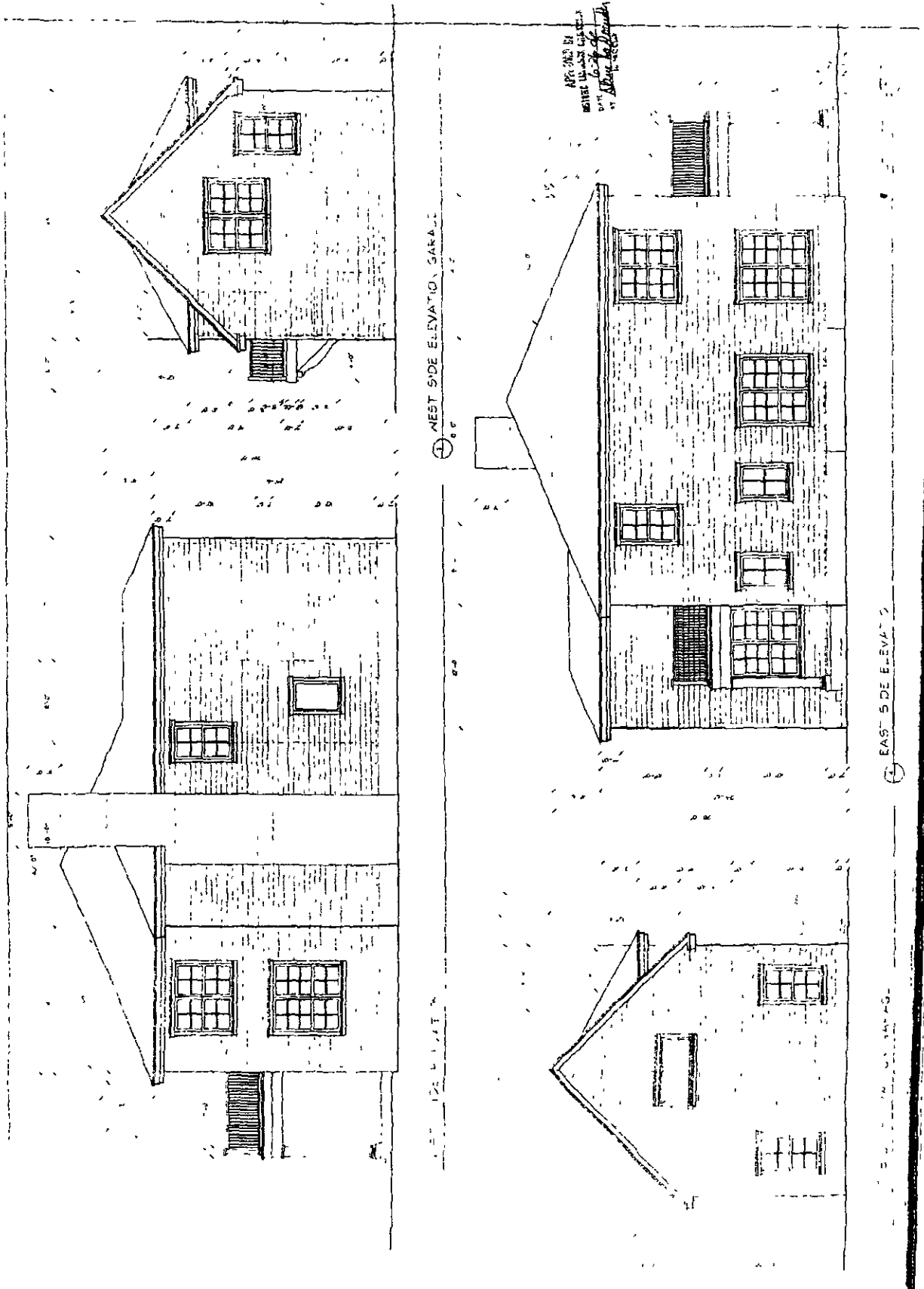
ARCHITECTS



James H. Holladay

1907
LEVANT

A-6



EAST SIDE ELEVATION

WEST SIDE ELEVATION, GARAGE

APPROVED BY
CITY OF AUSTIN
PLANNING DEPARTMENT
DATE 10-1-78
BY [Signature]

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number BA-06-531427
 Building Permit No. _____
 Plat No. _____ Date 5/31/16
 Reviewer Doreen C. K.

PRIMARY PROJECT DATA JOEL HOWARD RESIDENCE

Service Address 1418 PRESTON AVE. Tax Parcel No. 01-1600-0237
 Legal Description EAST 15' OF LOT 2, ALL OF LOT 3, WEST 5' OF LOT 4
 Lot 1 Block 17 Subdivision PEMBERTON HEIGHTS Section #8 Phase _____
 If in a Planned Unit Development, provide Name and Case No. NA
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work Remodel existing 1st & Add 1st fl. Bedroom & Bath
1st fl. Bedroom & Bath
2nd fl. Bedroom & Bath
Garage
Pool
 Addition (specify) SEL FLOOR = 1350 SF
 Other (specify) Garage SEL FL 672 SF
 TOTAL AREA 24500 SF

Zoning (e.g. SF-1, SF-2) SF-3 Height of building 29 ft # of floors Two

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval (LDC 25-2-551(B)(6))

Does this site have a Board of Adjustment ruling? Yes ☒ No ☐ If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes ☒ No ☐

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ 179,000
 Electrical \$ 19,000
 Mechanical \$ 16,000
 Plumbing \$ 28,500
 Driveway
 & Sidewalk \$ 7,500
 TOTALS \$ 250,000
 (Labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 9,646 sq. ft.
 Job Valuation \$ 100,000
 (Labor and materials)
garage - 25k, house 75k
 Total Job Valuation (remodels and additions)
 \$ 350,000
 (Labor and materials)

PERMIT FEES

(For office use only)

addn 1344
 NEW/ADDITIONS REMODELS
 Building \$ 165 / 1160 \$ 125.00
 Electrical \$ 91 / 94 \$ 43.45
 Mechanical \$ 59 / 86 \$ 43.00
 Plumbing \$ 78 / 120 \$ 30.00
 Driveway
 & Sidewalk \$ _____ \$ _____
 TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name JOEL HOWARD Telephone (h) 479-8199
 (w) _____
 BUILDER Company Name HUDSON HOMES Telephone 917-4371
 Contact/Applicant's Name TOMMY HUDSON Pager NONE
 FAX 261-3455
 DRIVEWAY /SIDEWALK Contractor SAME Telephone SAME
 CERTIFICATE OF OCCUPANCY Name JOEL HOWARD Telephone 512-479-8199
 Address 1418 PRESTON AVE. City AUSTIN ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:

☒ telephone 577-2061 e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 1418 PRESTON AVE.Applicant's Signature James H. Holland Jr.Date MAY 25, 2016**BUILDING COVERAGE** SITE AREA = 9,646 SF

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities

		Existing <u>Rs</u>	New / Addition <u>Rs</u>
a. 1 st floor conditioned area	<u>1850</u>	sq.ft.	<u>142</u> sq.ft.
b. 2 nd floor conditioned area	<u>672</u>	sq.ft.	<u>1830</u> sq.ft.
c. 3 rd floor conditioned area		sq.ft.	sq.ft.
d. Basement		sq.ft.	sq.ft.
e. Garage / Carport		sq.ft.	sq.ft.
<u>attached</u>		sq.ft.	sq.ft.
<u>detached</u>	<u>672 SF</u>	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]		NA sq.ft.	sq.ft.
g. Breezeways		NA sq.ft.	sq.ft.
h. Covered patios		NA sq.ft.	sq.ft.
i. Covered porches		NA sq.ft.	sq.ft.
j. Balconies		NA sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		NA sq.ft.	sq.ft.
l. Other building or covered area(s)		NA sq.ft.	sq.ft.

Specify _____

TOTAL BUILDING AREA (add a. through l.) 13441850 sq.ft.1978 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b, c, d, and k if applicable)

2670 sq.ft.27.7 % of lot9646**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2670</u> sq.ft.
b. Driveway area on private property	<u>812</u> sq.ft.
c. Sidewalk / walkways on private property	<u>75</u> sq.ft.
d. Uncovered patios	<u>444</u> sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>NONE</u> sq.ft.
f. Air conditioner pads	<u>10</u> sq.ft.
g. Concrete decks <u>UNCOVERED 2ND FLOOR BALCONY</u>	<u>NONE</u> sq.ft.
h. Other (specify) <u>OVER BY IMP. PORCH</u>	<u>30</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a through h)

4093 sq.ft.42.4 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

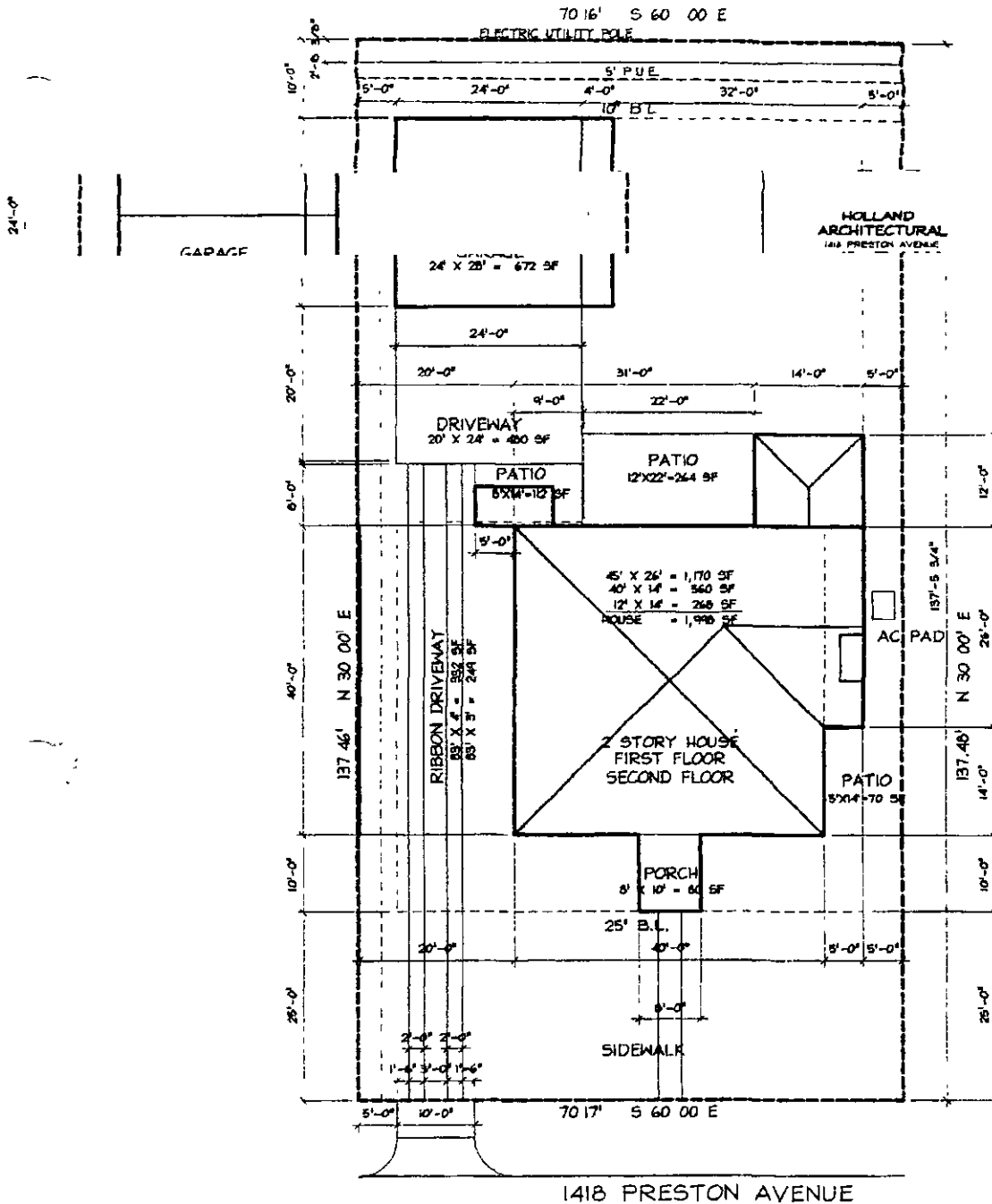
James H. Holland Jr.
JAMES H. HOLLAND JR.

DATE

MAY 26, 05

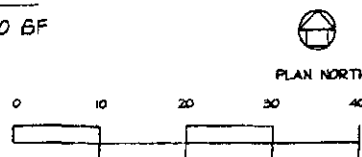
Rejection Notes/Additional Comments (for office use only):

C85-06-0254
platted 1238 lot area 9646' X .4 = 3858.4 FAR Bldg. 4500' FAR
.4 FAR = 3858.4 per gross floor area
3825 total proposed.
5 1/2 bath - 3 1/4" net



SITE AREA 137.47 X 70.17 = 9,646 SF
 SITE AREA 9,646 SF @ 45% = 4,341 SF ALLOWED IMPERVIOUS COVER
 SITE AREA 9,646 SF @ 40% = 3,859 SF ALLOWED BUILDING COVER

HOUSE	1,998 SF	HOUSE FIRST FLOOR	= 1,998 SF
GARAGE	672 SF	HOUSE SEC FLOOR	= 1,830 SF
DRIVEWAY	480 SF	HOUSE TOTAL AC AREA	= 3,828 SF
RIBBON DRIVE	332 SF	GARAGE GAME RM AC AREA	= 672 SF
SIDEWALK	75 SF	TOTAL AC AREA	= 4,500 SF
AC PAD	10 SF		
PORCH	80 SF		
PATIO	446 SF		
TOTAL	4,093 SF	IMPERVIOUS COVER PROPOSED	
TOTAL	4,528 SF	IMPERVIOUS COVER EXISTING	



AUSTIN, TEXAS 78703
 512-475-4884



James H. Holland

HOWARD RESIDENCE
 1418 PRESTON AVENUE
 AUSTIN, TEXAS 78703

SEP 8, 2005

**SITE
 PLAN**

SHEET NO.

A-1

MAY 21, 2006

1380 S CONGRESS AVENUE
SUITE 106
AUSTIN TEXAS 78745



CF 98-1594



City of Austin
Watershed Protections & Development Review

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

05/26/2006

File Number: C8I-06-0254

Address: 1418 PRESTON AVE

Tax Parcel ID: 0116000237


Map Date: 10/24/2003

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the East 15 feet of Lot 2, all of Lot 3, and the West 5 feet of Lot 4, Block 17, Pemberton Heights, Section Eight in the current deed, recorded on 03/27/1998, in Volume 13149, Page 1425, Travis County Deed Records. This parcel existed in its current configuration on August 31, 1987, as evidenced by a deed recorded on 08/14/1984, in Volume 8749, Page 611, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on August 31, 1987, as evidenced by wastewater service on 08/15/1940. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 
SARA GROVES
Director (or representative)
Watershed Protections & Development Review

58



CITY OF AUSTIN
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
LAND STATUS DETERMINATION APPLICATION

☐ Legal Tract

☒ 1987 Rule Exception

☐ Health / Safety Exception

☐ 1995 Rule Exception

☐ Five-Acre Exception

PROJECT INFORMATION
Grandfather Exception Date: 3-21-87
Filing Date: 05-25-06
File Number: 081606-0454

PROPERTY INFORMATION

Tax Parcel Identification Number: 0116000237
Location Address: 1418 Preston Ave.
Subdivision Name: Pemberton Heights
Whole Lot #: _____ Partial Lot #s: 2, 3, 4 Block #s: 17
Recorded in Plat book: _____ Page: _____ County: _____
Or if no subdivision
_____ Acres out of _____ Survey in _____ County

DEED INFORMATION

Deed conveying tract to current owner is filed for Record in: (if no Volume/Page, use Document No.)
Volume 13149 Page 1425 County: Travis Date: 3/27/98
Deed pre-dating (grandfather date or exception date) is filed for Record in:
Volume 8749 Page 611 County: Travis Date: 8/14/84

OWNER INFORMATION

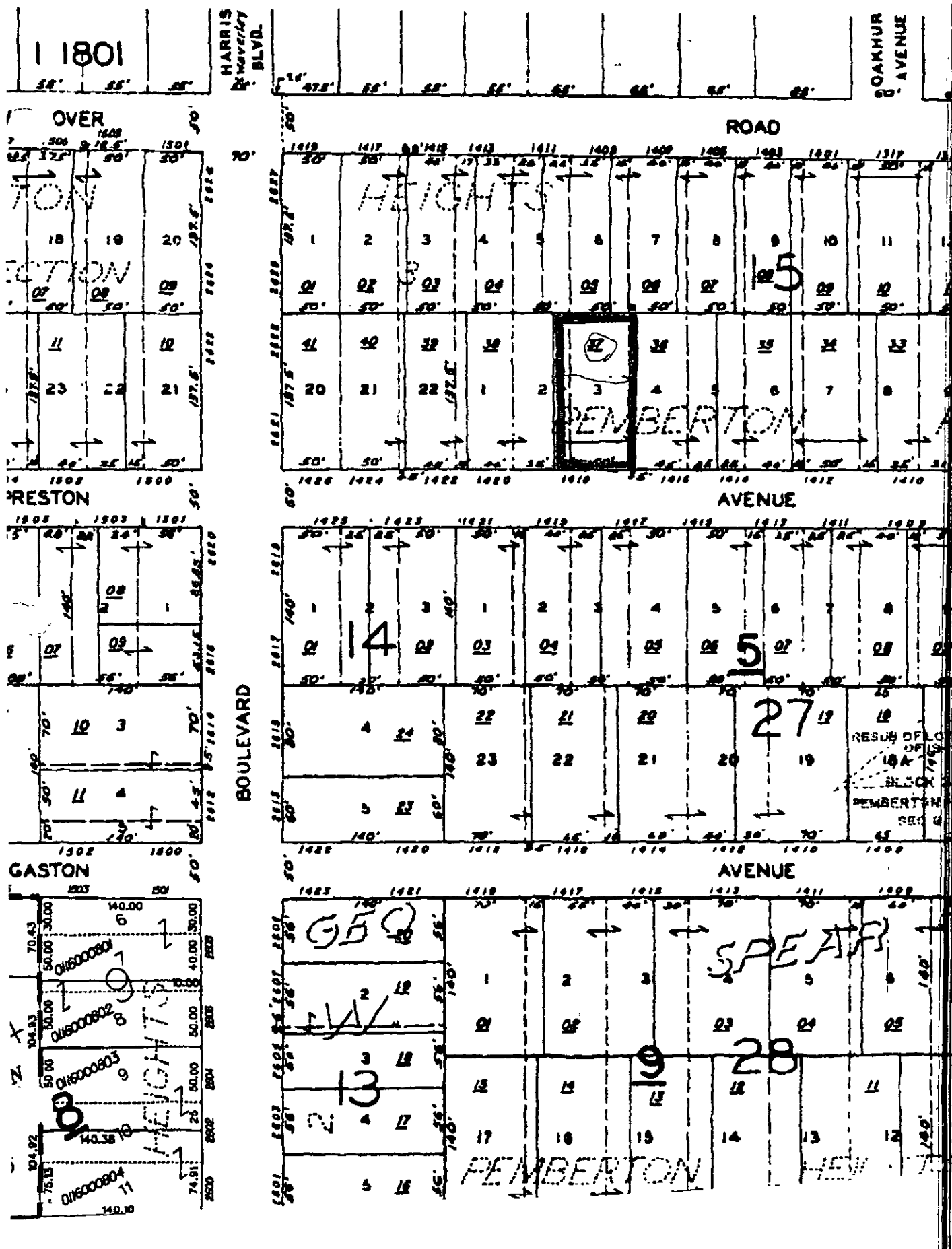
Name: JOEL EUGENE HOWARD
Street Address: 1418 PRESTON AVENUE
City: AUSTIN State: TX Zip: 78703 Tel: 512-478-8199

PRIMARY CONTACT INFORMATION

Firm Name: JAMES HOLLAND ARCHITECT Contact: SAME
Street Address: 1413 PRESTON AVE.
City: AUSTIN State: TX Zip: 78703
Telephone: 512-478-6554 FAX: 512-478-7075

James H. Holland Jr.
Applicant's Signature

MAY 25, 06
Date





City of Austin
WPDR
PIER - INVOICE

Receipt Number: 534809

Case Number: C8I-06-254-

Date: 25 MAY 2006

Project Name:

Project Location: 1418 PRESTON AVE

Case Type: Development Assessment

Company Name: JAMES HOLLAND ARCHITECT

Tracking Number: 296890

Contact Name:

Phone: 512-478-6554

Fax: 512-478-7075

Address: 1413 PRESTON

City: AUSTIN

ZIP: 78703 0

Issued by: ROSEMARY AVILA

Payment Method: CHECK

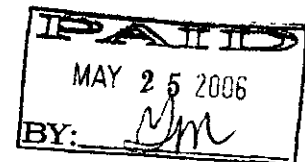
Status: Unpaid

Check Number: 1187

Check Amount:

Comments:

FAO-Rev.Code	Description	Quantity	Sub Total
1000-630-9770-4185	SubDiv_Misc_Land_Status_Determination	1	\$165 00
Total :			\$165.00



JOEL E. HOWARD
BROOKE W. HOWARD
1418 PREBTON AVE
AUSTIN, TX 78703
512-478-0188

FIRST TEXAS BANK
ROUND ROCK, TEXAS 78668
36-474/1168

2584

Date 6/1/2006

PAY TO
THE ORDER
OF City Of Austin

\$**100.00

One Hundred Only

Memo

[Signature]

[Redacted]

Need. 6-1-06

Lij Whiteside



September 6, 2006

Mr. James H. Holland
Holland Architectural
1413 Preston Avenue
Austin, Texas 78703

Re: 1418 Preston Avenue
Austin, Texas

Dear Mr. Holland:

In accordance with your request, I have performed a brief analysis of the impact of the proposed reconstruction of the existing home located at 1418 Preston Avenue on storm water runoff in the surrounding neighborhood. Our analysis consisted of the following actions:

1. A site visit was conducted at the subject property, as was a windshield survey of the drainage patterns in the surrounding neighborhood.
2. City of Austin topographic maps were reviewed.
3. A property survey conducted by Samford & Associates Land Surveying dated 02-14-2003 and indicating existing development on the property was reviewed (attached as Exhibit 1).
4. A lot layout plan and impervious cover summary prepared by you, the project architect, dated 5-21-2006 and indicating the proposed development on the property was reviewed (attached as Exhibit 2).

Our report is as follows:

EXISTING CONDITIONS

The subject property is a single-family residential lot located in central Austin north of 15th street and east of Mopac Boulevard. The property is essentially rectangular with a width of approximately 70 feet and a depth of approximately 137 feet. The property fronts on Preston Avenue (to the south) which consists of a 28-foot wide curbed-and-guttered street in a fifty-foot right-of-way. The lot slopes mildly generally from north to south. The property contains a one-story wood framed house, a one story wood frame detached garage (on slab), a stone patio, concrete and rock walkways and an asphalt driveway. Per the architect's calculations, the site currently contains 4,528 square feet (47.0%) of impervious cover. The lawn is covered with Saint Augustine grass and a variety of landscaping.

PROPOSED CONDITIONS

A two-story wood frame house is proposed for the site. The detached garage will be reconstructed as a larger structure in approximately the same location. The asphalt driveway, rock patios and concrete walkways will all be removed. The forward portion of the driveway will

2711 West Anderson Lane Suite 210 Austin Texas 78757
Ph: (512) 451-7100 Fax: (512) 451-7120

be reconstructed as two parallel concrete strips to minimize the overall site impervious cover. The installation of all proposed improvements will result in an impervious cover on the lot of approximately 4,093 square feet (about 42.5%).

DISCUSSION AND CONCLUSIONS

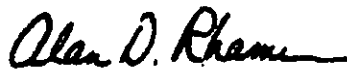
The property lies about 150-feet east of the drainage divide between the Johnson Creek watershed to the west and the Shoal Creek watershed to the east. The east/west drainage divide on Preston Avenue is also located about 150-feet to the west. Runoff from the property generally drains into Preston Avenue then travels in the concrete gutter eastward to McCallum Drive and subsequently eastward on Gaston Avenue to an existing curb inlet located at the northwest corner of Wooldridge Drive and Gaston Avenue. Flow from this point, flow is conveyed to the natural Shoal Creek drainage system via buried storm sewer.

The impervious cover calculations prepared by the project architect appear to be accurate. Accordingly, the proposed improvements will reduce overall impervious cover on the lot from approximately 4,528 square feet to 4,093 square feet. This represents a reduction of approximately 435 square feet. The location of the proposed house, driveway, etc are such that the existing drainage patterns on the property will generally remain the same. The length of the critical flow path for areas draining from the rear around to the front will also remain essentially unchanged. Due to the reduction in impervious cover, we believe that the proposed improvements to the property located at 1418 Preston Avenue will not have a significant impact on the storm runoff flows in the adjacent street. Because of the small reduction of impervious cover, it is possible that a slight (on the order of about four percent) reduction in storm runoff rates from the property may occur. Please note that our conclusions are based on the assumption that the lawn areas on the lot will be restored at the completion of construction to an equal or better condition than those that exist today.

If you have any questions, please feel free to call.

Very truly yours

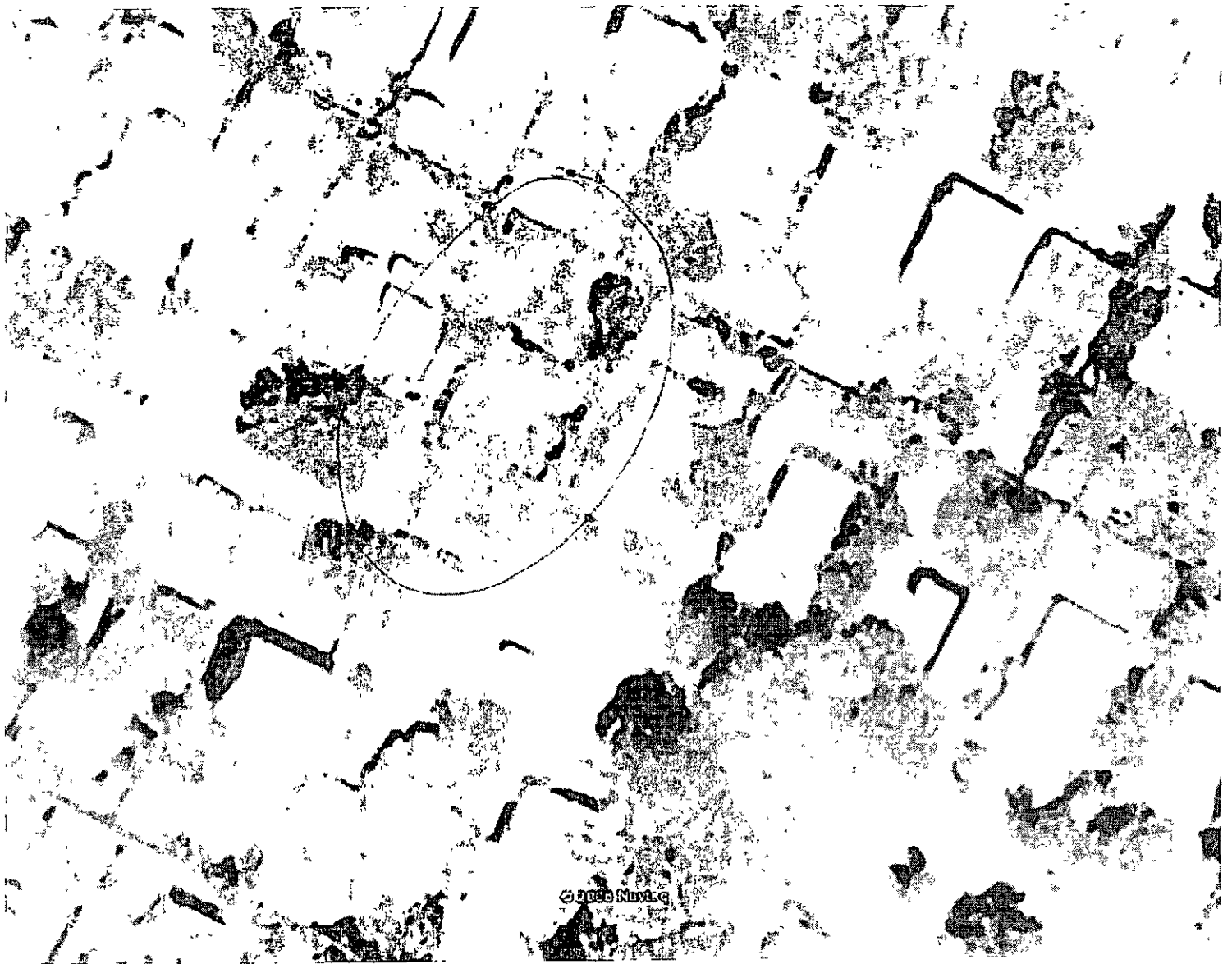
Axiom Engineers Inc.



Alan D. Rhames, P E.

Attachments



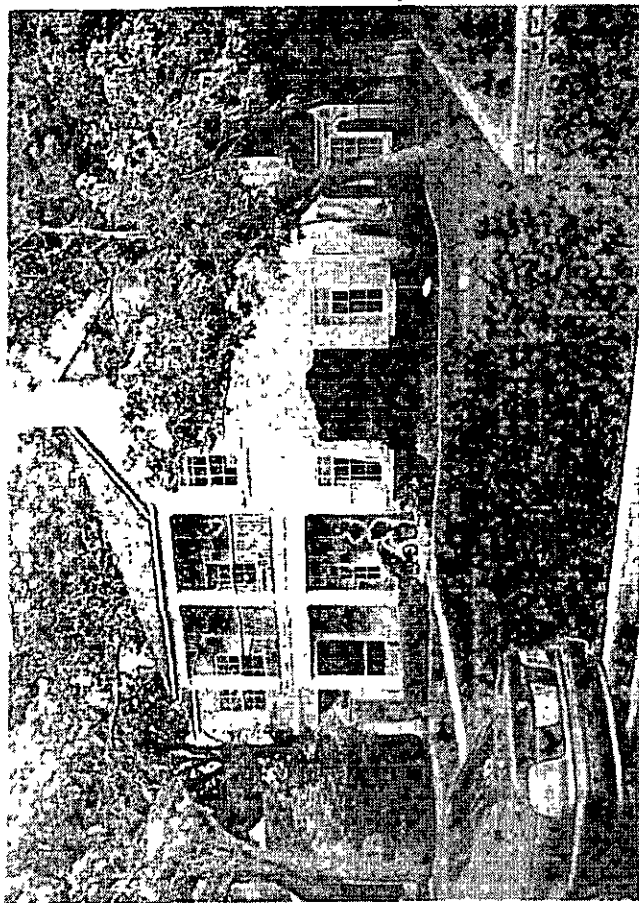




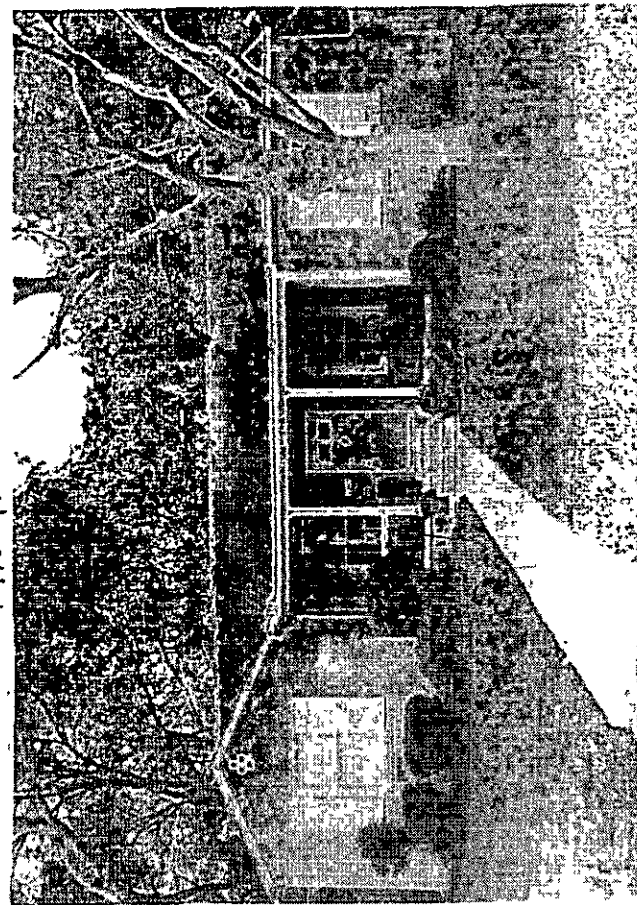
1419 PRESTON



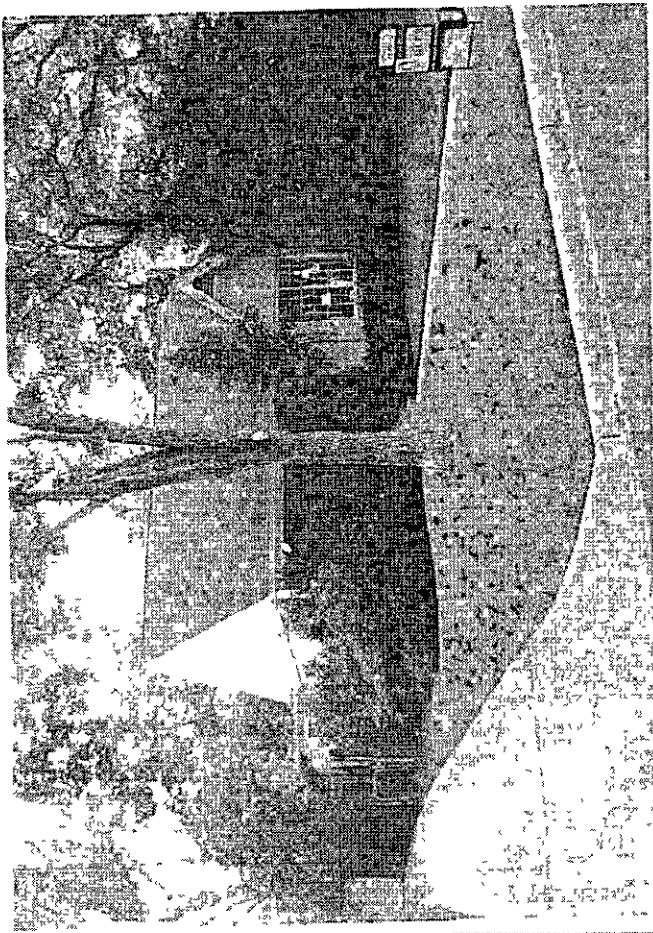
1417 PRESTON



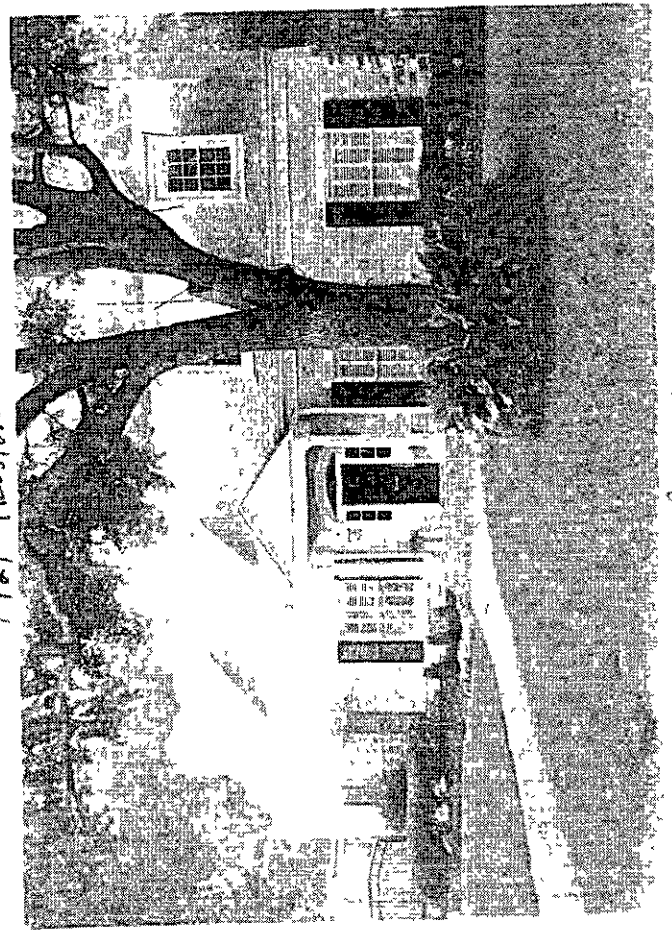
1415 PRESTON



1416 PRESTON



1421 PRESTON



1420 PRESTON



May 24, 2006

Brooke and Joel Howard
1418 Preston Ave
Austin, TX 78703

Dear Brooke and Joel,

We have reviewed your proposed house plans and understand your desires and intentions as they relate to the remodeling of your house. We believe that this will pose no significant burden on us. In fact, we think your proposed house will be an asset to our street and our neighborhood.

We support your desire and plans to move forward and will let you know if we have any concerns.

Best Regards,

A handwritten signature in dark ink, appearing to read 'Trey Watson', with a long horizontal flourish extending to the right.

WH Trey Watson

1416 Preston Ave.
Austin, TX 78703

- W.H. Trey Watson

A large, solid black rectangular redaction box covers the area below the typed name, obscuring any handwritten notes or additional signatures.

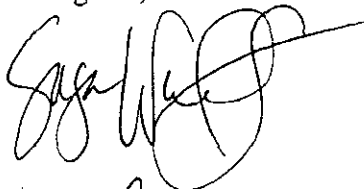
Brooke and Joel Howard
1418 Preston Ave
Austin, TX 78703

Dear Brooke and Joel,

We have reviewed your proposed house plans and understand your desires and intentions as they relate to the remodeling of your house. We believe that this will pose no significant burden on us. In fact, we think your proposed house will be an asset to our street and our neighborhood.

We support your desire and plans to move forward and will let you know if we have any concerns

Best Regards,



1420 PRESTON

Brooke and Joel Howard
1418 Preston Ave
Austin, TX 78703

Dear Brooke and Joel,

We have reviewed your proposed house plans and understand your desires and intentions as they relate to the remodeling of your house. We believe that this will pose no significant burden on us. In fact, we think your proposed house will be an asset to our street and our neighborhood.

We support your desire and plans to move forward and will let you know if we have any concerns.

Best Regards,

Richard Craig
1419 Preston Ave.
Austin, Texas 78703
(RICHARD CRAIG)
(H) 477-0737
(W) [REDACTED]

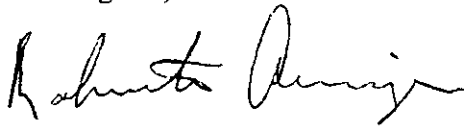
Brooke and Joel Howard
1418 Preston Ave
Austin, TX 78703

Dear Brooke and Joel,

We have reviewed your proposed house plans and understand your desires and intentions as they relate to the remodeling of your house. We believe that this will pose no significant burden on us. In fact, we think your proposed house will be an asset to our street and our neighborhood.

We support your desire and plans to move forward and will let you know if we have any concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Roberto Araiza". The signature is fluid and cursive, with the first name "Roberto" and last name "Araiza" clearly distinguishable.

ROBERTO ARAIZA
1421 PRESTON AVE
AUSTIN, TX. 78703

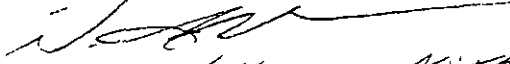
Brooke and Joel Howard
1418 Preston Ave
Austin, TX 78703

Dear Brooke and Joel,

We have reviewed your proposed house plans and understand your desires and intentions as they relate to the remodeling of your house. We believe that this will pose no significant burden on us. In fact, we think your proposed house will be an asset to our *street and our neighborhood.*

We support your desire and plans to move forward and will let you know if we have any concerns

Best Regards,


NICK & KRISTIN RANDALL
1415 Preston
474-5151



Joel Howard
1418 PRESTON AV
AUSTIN, TX 78703

Statement Date 05/02/2006
Date Due 05/24/2006

We appreciate your business.

PowerLink Number: 38247600

Account Number	Previous Balance	Payments	Adjustments	Current Activity	New Balance
██████████	\$146.36	\$0.00	\$0.00	\$195.81	\$342.17

Your New Balance is made up of your Previous Balance, Payments, Adjustments and Current Activity.

Current Activity	Electric	\$86.76
	Water	\$29.12
	Wastewater	\$42.17
	Solid Waste	\$21.27
	Drainage/Street Service	\$10.82
	Electric Late Charge	\$3.14
	Water Late Charge	\$1.08
	Wastewater Late Charge	\$1.45
TOTAL CURRENT ACTIVITY		\$195.81

Questions?

For questions about this BILL, call the City of Austin Utility Customer Service: 512-494-9400 or toll free at 1-888-340-6465 or 512-477-3663 TDD. Se Habla Español.

To report an electrical **OUTAGE**, call 512-322-9100 and enter your PowerLink number

For **Water & Wastewater EMERGENCY ASSISTANCE**, call 512-972-1000 or 512-972-1298 TDD

This telephone number is staffed 24 hours a day

For general City of Austin information, go to website www.ci.austin.tx.us.

Read Dates

▶ Next meter read date will be on or about 05-26-06

WW Average

▶ Your new wastewater average will be in effect with your May bill. For more information, see http://www.ci.austin.tx.us/news/2006/ww_averaging.htm

Street Services

▶ If you are over 65 or do not drive down a vehicle or this property is vacant, you may qualify for an exemption to the Transportation User Fee

CAP

▶ Customer Assistance Program (formerly Plus+1) - To those of you that can, please donate \$2, \$3, or any amount to help your neighbors in need with their utility bill payment(s)

Detach and mail stub with your payment or bring entire page when paying at a pay station



Account No. ██████████

CAP Contribution: \$ _____

Tree Planting Program: \$ _____

Enter contributions and include in Total Paid. ➡

Total Amount Due: \$342.17
Date Due: 05/24/2006
Penalty After Date Due: \$7.87
Total Due After 05/24/2006: \$350.04
Total Paid: _____

0001643 1/1 1/2 346 00009 05022006 01 UTL COA 1 PG 5 B

#BWNHXYM



JOEL HOWARD
1418 PRESTON AVE
AUSTIN TX 78703-1902

CITY OF AUSTIN
PO BOX 2267
AUSTIN TX 78783-2267
██



000000 ██████████ 000000342177 000001012

HOLLAND
ARCHITECTURAL

STATEMENT

DATE MAY 21, 2006 – JULY 20, 2006

OWNER JOEL AND BROOKE HOWARD
1418 PRESTON AVENUE
AUSTIN, TEXAS 78703

PROJECT 3800 SF RESIDENCE + 600 SF GARAGE APT. = 4400 SF
4 BR – 4 ½ BATH – 2 LIVING – STUDY – FORMAL DINING
2 CAR GARAGE W/ GARAGE APT SECOND FLOOR
FRONT PORCH AND BACK PORCH + PATIO
TRADITIONAL STYLE ARCHITECTURE
WOOD SIDING W/ COMPOSITION SHINGLE ROOF

COST CONSTRUCTION ESTIMATE 4,400 SF @ \$ 135/SF = \$ 594,000

ARCHITECTURAL FEE: @ HOURLY RATES AND NOT TO EXCEED 5% OF CONST. COST

TOTAL FEE @ 5% OF \$ 500,000 = \$ 25,000

HOURLY RATES DESIGN \$ 200 PER HOUR
ARCHITECT \$ 125 PER HOUR
CADD \$ 75 PER HOUR

DATE	TASK	FEE SCHEDULE	PAID TO DATE	FEE DUE
JAN. 18, 2005	FEASIBILITY STUDY	\$ 5,000	\$ 5,000	
JAN. 31, 2005	SCHEMATICS	\$ 5,000	\$ 5,000	
JAN. 31, 2005	PRELIMINARIES	\$ 5,000	\$ 5,000	
MAR. 29, 2006	CONSTRUCTION DOCUMENTS	\$ 5,000	\$ 5,000	
MAY 12, 2006	BIDDING AND PERMIT	\$ 2,500	\$ 2,500	
	CONSTRUCTION. HOURLY	\$ 2,500	-	-
	SUB TOTALS	\$ 25,000	\$ 22,500	

ADDITIONAL SERVICES: @ HOURLY RATES

- GARAGE VARIANCE: 10 HOURS @ \$ 125 \$ 1,250.00
10 HOURS @ \$ 75 \$ 750.00

- CONSULTANT COORDINATION

- ENGINEERING – MEP, STRUCT, CIVIL, LANDSCAPE

- BUILDING PERMIT

- TRAVIS COUNTY CLERK \$ 5.00

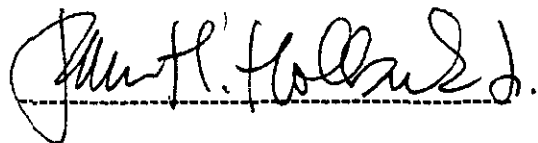
- C O A. \$ 4.70

- BURKS \$ 51.96

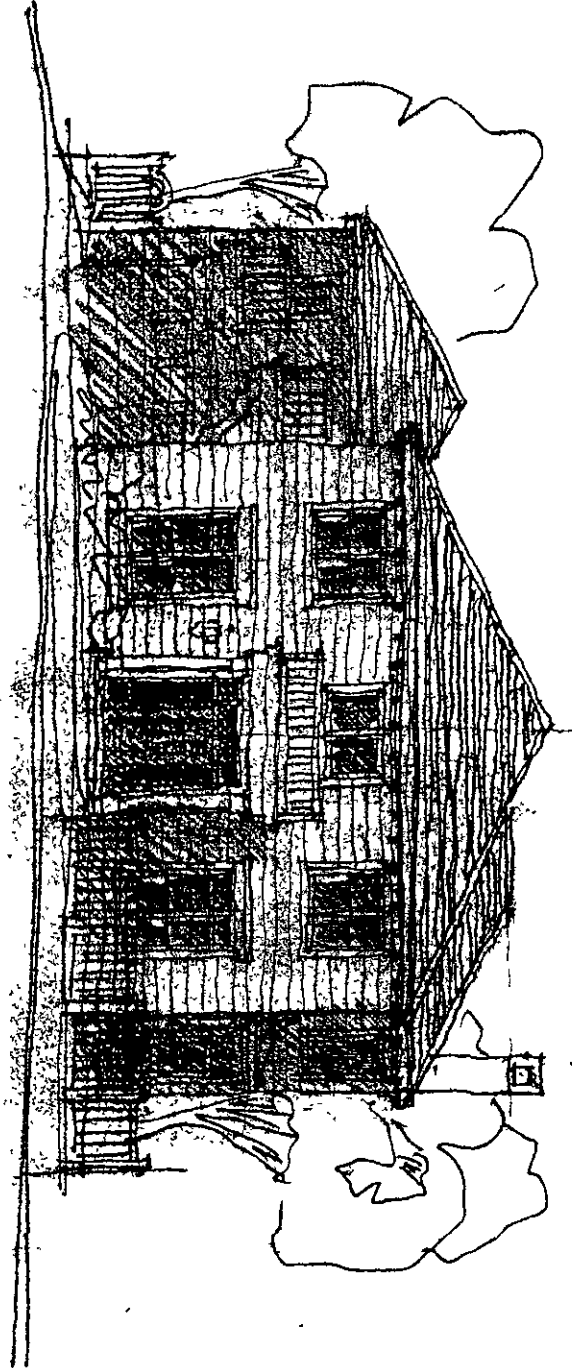
- PRINTS AND PLOTS: 29 @ \$ 2.50 EA. 24"X36" PLOT = \$ 72.50

TOTAL DUE \$ 2,134.16

THANK YOU FOR SELECTING ME TO REPRESENT YOU AS YOUR ARCHITECT
AND PLEASE CALL IF YOU HAVE ANY QUESTIONS.



JAMES H. HOLLAND JR. ARCHITECT A.I.A.
14 13 PRESTON AVE. AUSTIN, TEXAS 78703 cell 512-577-2061 off 512-478-6554 fax 512-478-7075
2005-33-HowardStmnt-7-20-06



HOWARD RESIDENCE
1418 PRESTON AVE
AUSTIN, TEXAS 78703

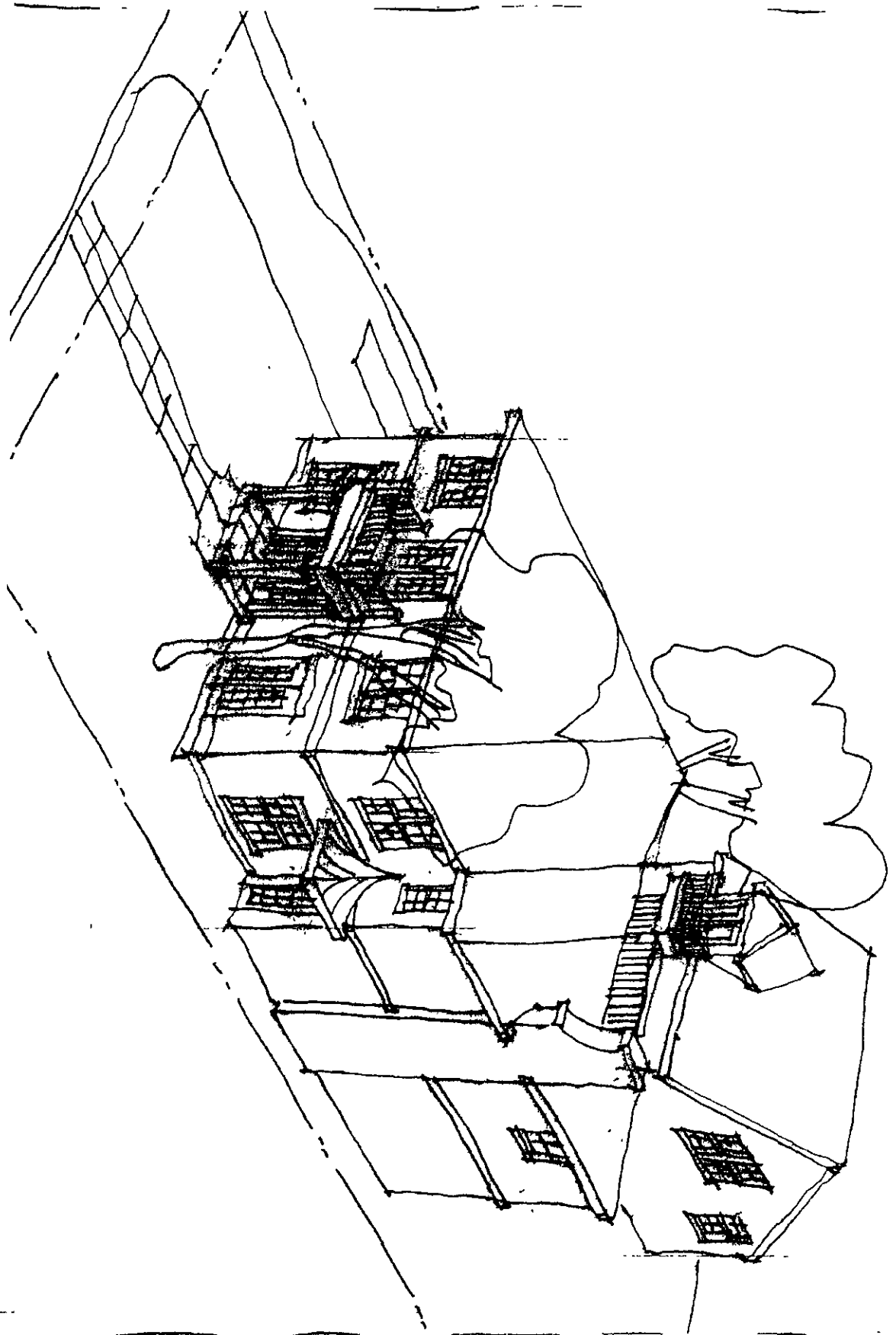
SEP 19, 2006
ELEVATION:

SHEET NO
A-0
APR 9, 2006



HOWLAND
ARCHITECTURAL
1418 PRESTON AVE
AUSTIN, TEXAS 78703
512.454.1418





HOWARD RESIDENCE
 1418 PRESTON AVE.
 AUSTIN, TEXAS 78703



NEALAM
 ARCHITECTURAL
 CONSULTANTS
 1418 PRESTON AVE.
 AUSTIN, TEXAS 78703



SEP 14, 2005
 ELEVATIONS

SHEET NO
A-0
 APR 6, 2006

DIVISION 1 GENERAL CONDITIONS

- A. GENERAL CONDITIONS
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR A GOOD WORKMANSHIP USE
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING MATERIALS
- B. SITE WORK
 1. EXISTING CONDITIONS SHALL BE MAINTAINED
 2. EXISTING CONDITIONS SHALL BE MAINTAINED
 3. EXISTING CONDITIONS SHALL BE MAINTAINED
 4. EXISTING CONDITIONS SHALL BE MAINTAINED
 5. EXISTING CONDITIONS SHALL BE MAINTAINED
 6. EXISTING CONDITIONS SHALL BE MAINTAINED
 7. EXISTING CONDITIONS SHALL BE MAINTAINED
 8. EXISTING CONDITIONS SHALL BE MAINTAINED
 9. EXISTING CONDITIONS SHALL BE MAINTAINED
 10. EXISTING CONDITIONS SHALL BE MAINTAINED
- C. UTILITIES
 1. EXISTING UTILITIES SHALL BE MAINTAINED
 2. EXISTING UTILITIES SHALL BE MAINTAINED
 3. EXISTING UTILITIES SHALL BE MAINTAINED
 4. EXISTING UTILITIES SHALL BE MAINTAINED
 5. EXISTING UTILITIES SHALL BE MAINTAINED
 6. EXISTING UTILITIES SHALL BE MAINTAINED
 7. EXISTING UTILITIES SHALL BE MAINTAINED
 8. EXISTING UTILITIES SHALL BE MAINTAINED
 9. EXISTING UTILITIES SHALL BE MAINTAINED
 10. EXISTING UTILITIES SHALL BE MAINTAINED
- D. MAINTENANCE AND WARRANTY
 1. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 2. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 3. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 4. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 5. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 6. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 7. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 8. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 9. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 10. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED

DIVISION 2 SITE WORK

- A. EXISTING CONDITIONS SHALL BE MAINTAINED
 1. EXISTING CONDITIONS SHALL BE MAINTAINED
 2. EXISTING CONDITIONS SHALL BE MAINTAINED
 3. EXISTING CONDITIONS SHALL BE MAINTAINED
 4. EXISTING CONDITIONS SHALL BE MAINTAINED
 5. EXISTING CONDITIONS SHALL BE MAINTAINED
 6. EXISTING CONDITIONS SHALL BE MAINTAINED
 7. EXISTING CONDITIONS SHALL BE MAINTAINED
 8. EXISTING CONDITIONS SHALL BE MAINTAINED
 9. EXISTING CONDITIONS SHALL BE MAINTAINED
 10. EXISTING CONDITIONS SHALL BE MAINTAINED
- B. SITE PREP
 1. SITE PREP SHALL BE MAINTAINED
 2. SITE PREP SHALL BE MAINTAINED
 3. SITE PREP SHALL BE MAINTAINED
 4. SITE PREP SHALL BE MAINTAINED
 5. SITE PREP SHALL BE MAINTAINED
 6. SITE PREP SHALL BE MAINTAINED
 7. SITE PREP SHALL BE MAINTAINED
 8. SITE PREP SHALL BE MAINTAINED
 9. SITE PREP SHALL BE MAINTAINED
 10. SITE PREP SHALL BE MAINTAINED
- C. UTILITIES
 1. UTILITIES SHALL BE MAINTAINED
 2. UTILITIES SHALL BE MAINTAINED
 3. UTILITIES SHALL BE MAINTAINED
 4. UTILITIES SHALL BE MAINTAINED
 5. UTILITIES SHALL BE MAINTAINED
 6. UTILITIES SHALL BE MAINTAINED
 7. UTILITIES SHALL BE MAINTAINED
 8. UTILITIES SHALL BE MAINTAINED
 9. UTILITIES SHALL BE MAINTAINED
 10. UTILITIES SHALL BE MAINTAINED
- D. MAINTENANCE AND WARRANTY
 1. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 2. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 3. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 4. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 5. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 6. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 7. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 8. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 9. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED
 10. MAINTENANCE AND WARRANTY SHALL BE MAINTAINED

- A-1 SITE PLAN
- A-2 FIRST FLOOR REMODELING
- A-3 SECOND FLOOR REMODELING
- A-4 ROOF PLAN REMODELING
- A-5 EXTERIOR ELEVATION
- A-6 EXTERIOR ELEVATION
- A-7 INTERIOR ELEVATIONS
- A-8 BUILDING SECTION
- A-9 FOUNDATION PLAN
- A-10 SECOND FLOOR REMODELING
- A-11 WALL SECTIONS



HOLLAND
ARCHITECTURAL
1418 PRESTON AVENUE
AUSTIN, TEXAS 78703
512-452-1144



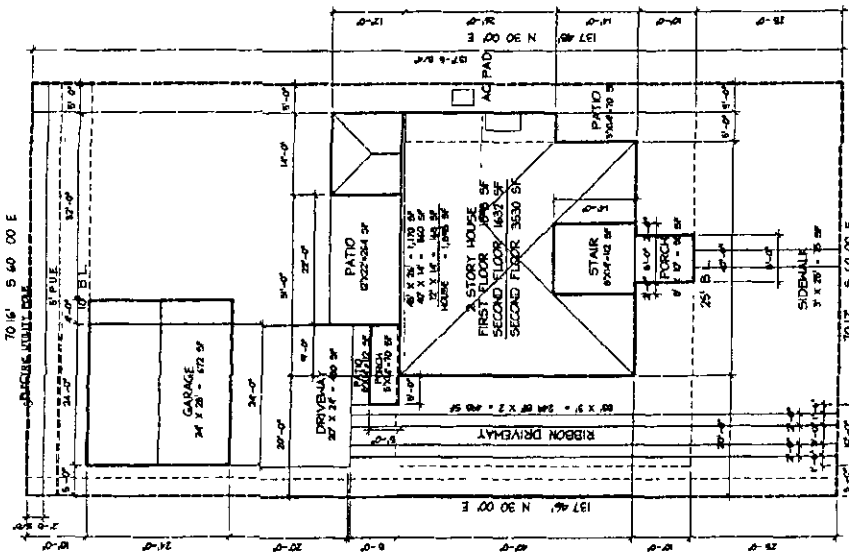
HOWARD RESIDENCE
1418 PRESTON AVENUE
AUSTIN, TEXAS 78703

SITE
PLAN

SHEET NO

A-1

SEP 13, 2006



SITE AREA 137.47 X 70.17 = 9,646 SF
SITE AREA 9,646 SF @ 45% = 4,341 SF ALLOWED IMPERVIOUS COVER
SITE AREA 9,646 SF @ 40% = 3,859 SF ALLOWED BUILDING COVER
SITE AREA 9,646 SF @ 4 FAR = 3,859 SF ALLOWED AC AREA

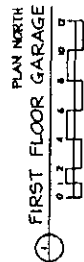
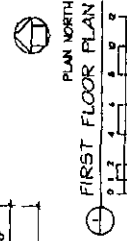
HOUSE	1,830 SF
GARAGE	672 SF
DRIVEWAY	400 SF
RIBBON DRIVE	490 SF
SIDEWALK	75 SF
AC PAD	14 SF
BACK PATIO	376 SF
SEC FL PORCH (70 SF)	
FRONT PORCH	80 SF
TOTAL	4,033 SF IMPERVIOUS COVER PROPOSED
TOTAL	4,341 SF IMPERVIOUS COVER EXISTING
TOTAL	4,341 SF IMPERVIOUS COVER AT 17.5% FT



PLAN NORTH



SHEET NO
A-2
SEP 13, 2006



THE **NEW** **CENTURY** **PUBLICATIONS**

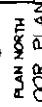
STAT
| MONT COLOR U/DAL
| LANDSCAPE LIGHTING
| LE TYPE, PATCH, BRUSHING

TOGGLE
SWITCH

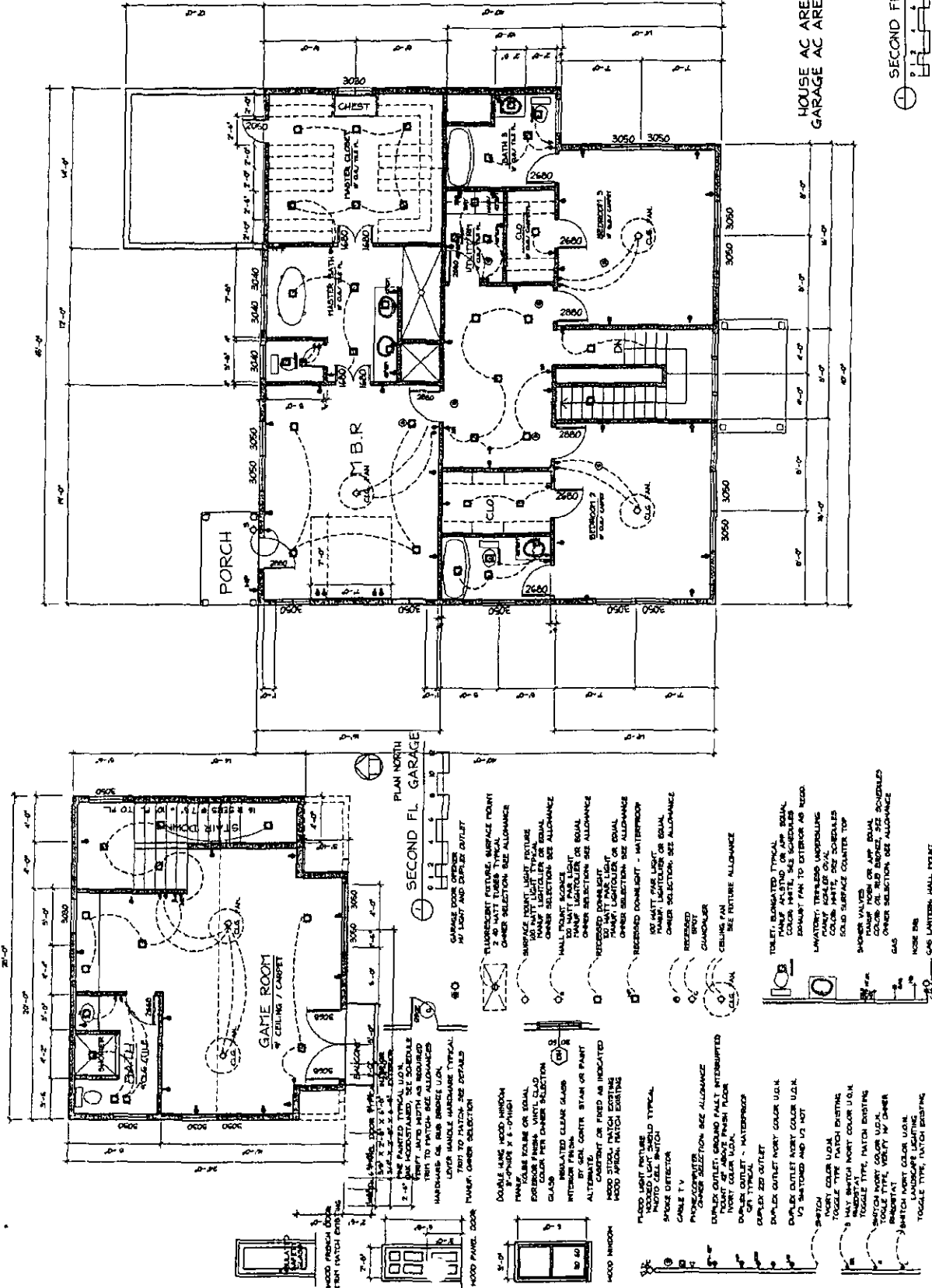


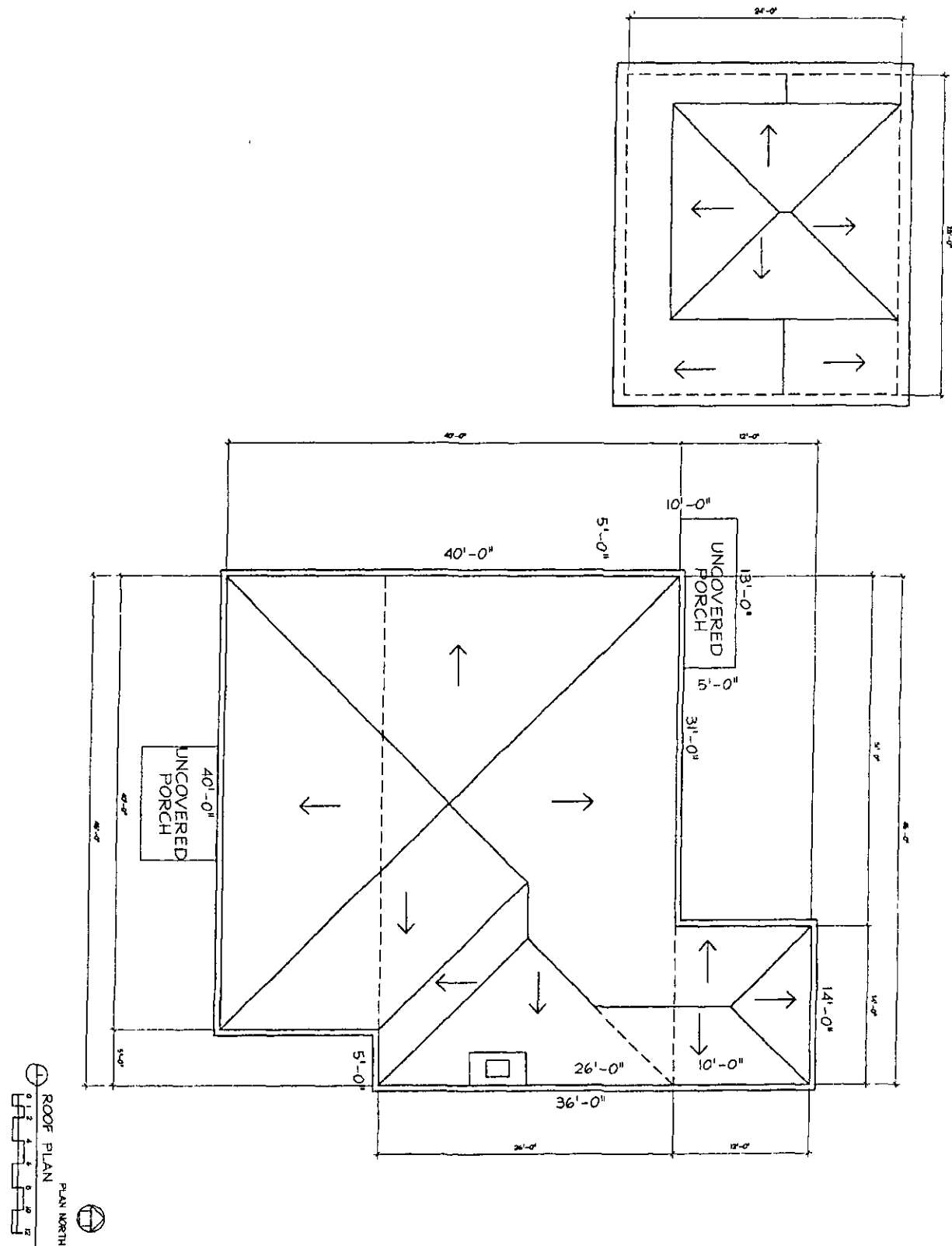
SHEET NO
A-3

SEP 13, 2006



① SECOND FLOOR PLAN





ROOF PLAN
 PLAN NORTH
 0 2 4 6 8 10 12

ROOF PLAN

SHEET NO
 A-4
 SEP 13, 2004

HOWARD RESIDENCE
 1418 PRESTON AVE
 AUSTIN, TEXAS 78703





ISLAND
ARCHITECTURAL
ARCHITECTS
1418 PRESTON AVE.
AUSTIN, TEXAS 78703
TEL: 512-476-1111
FAX: 512-476-1112



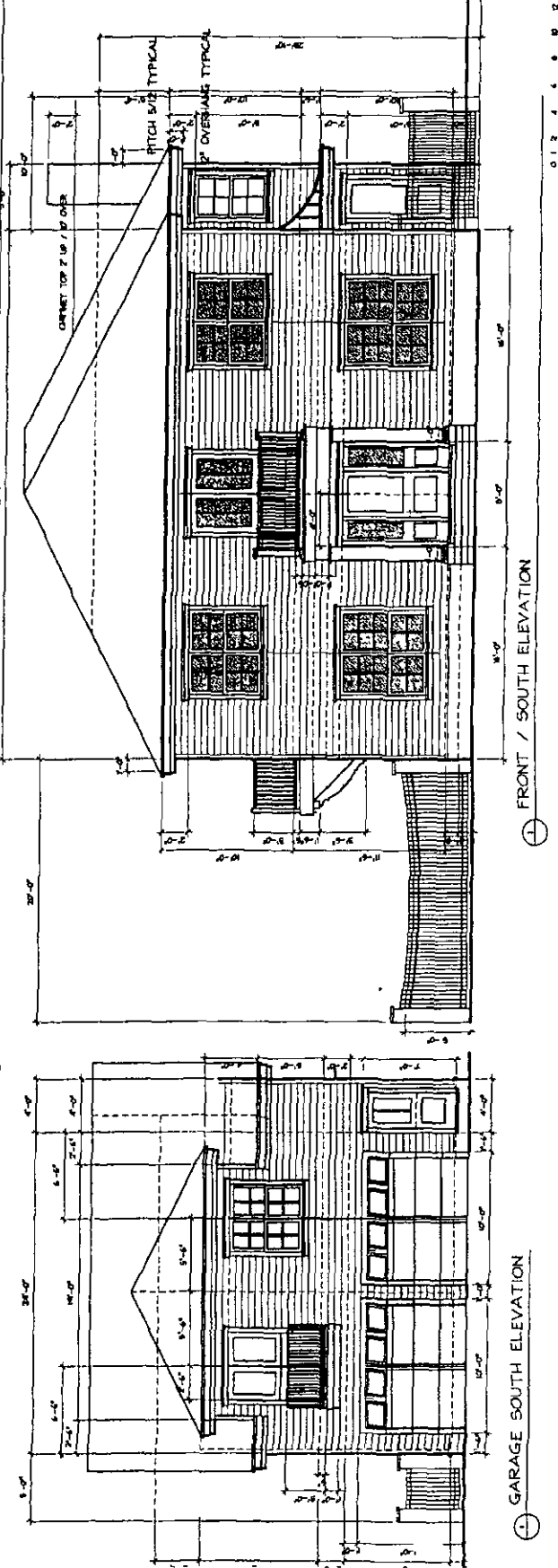
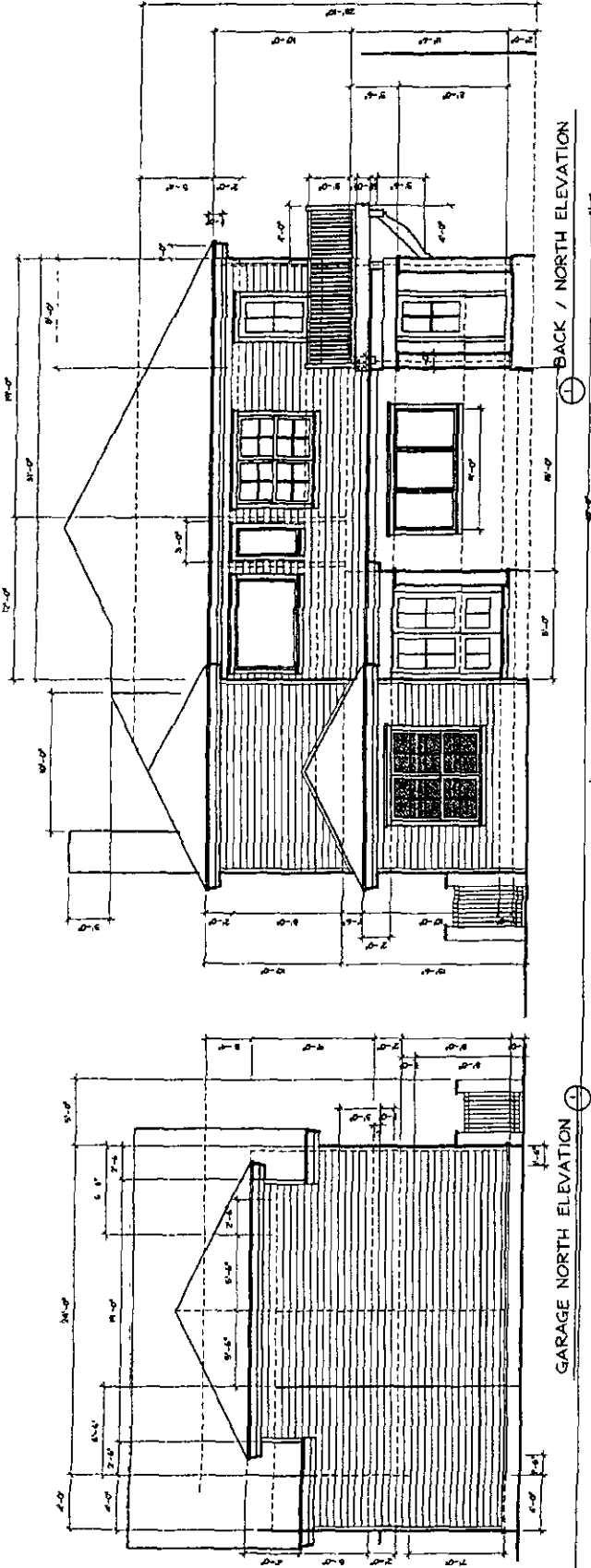
HOWARD RESIDENCE
1418 PRESTON AVE.
AUSTIN, TEXAS 78703

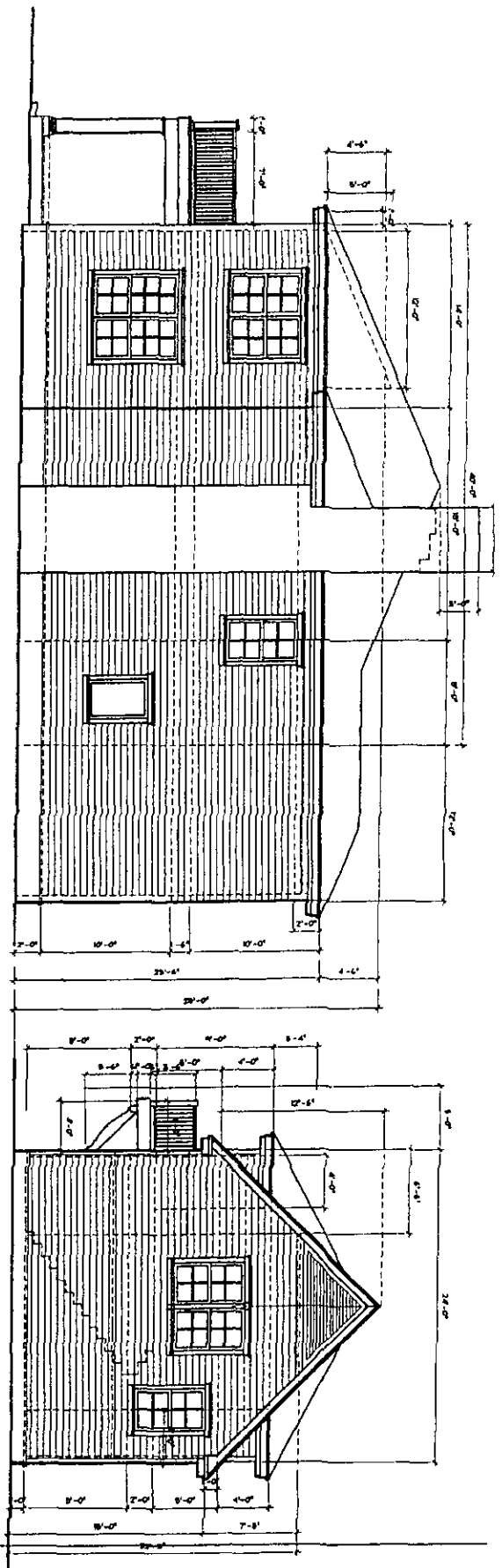
EXTERIOR
ELEVATIONS

SHEET NO

A-5

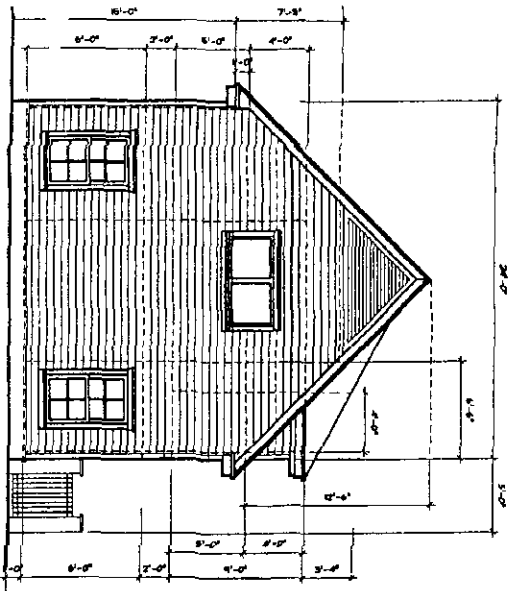
SEP 13, 2006



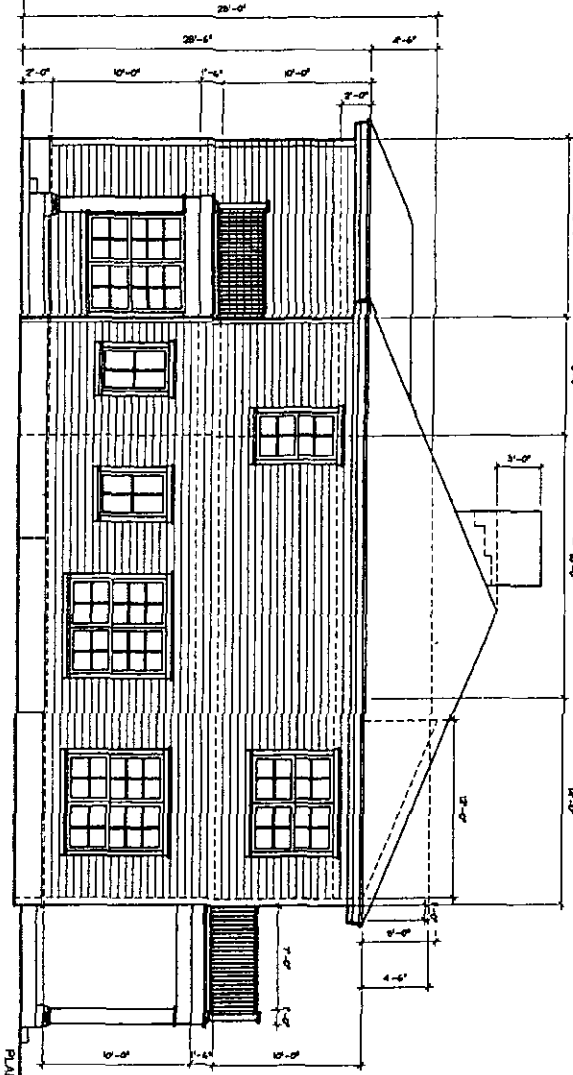


① WEST SIDE ELEVATION

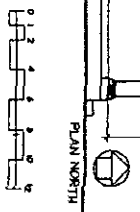
② WEST SIDE ELEVATION GARAGE



③ EAST SIDE ELEVATION GARAGE



④ EAST SIDE ELEVATION

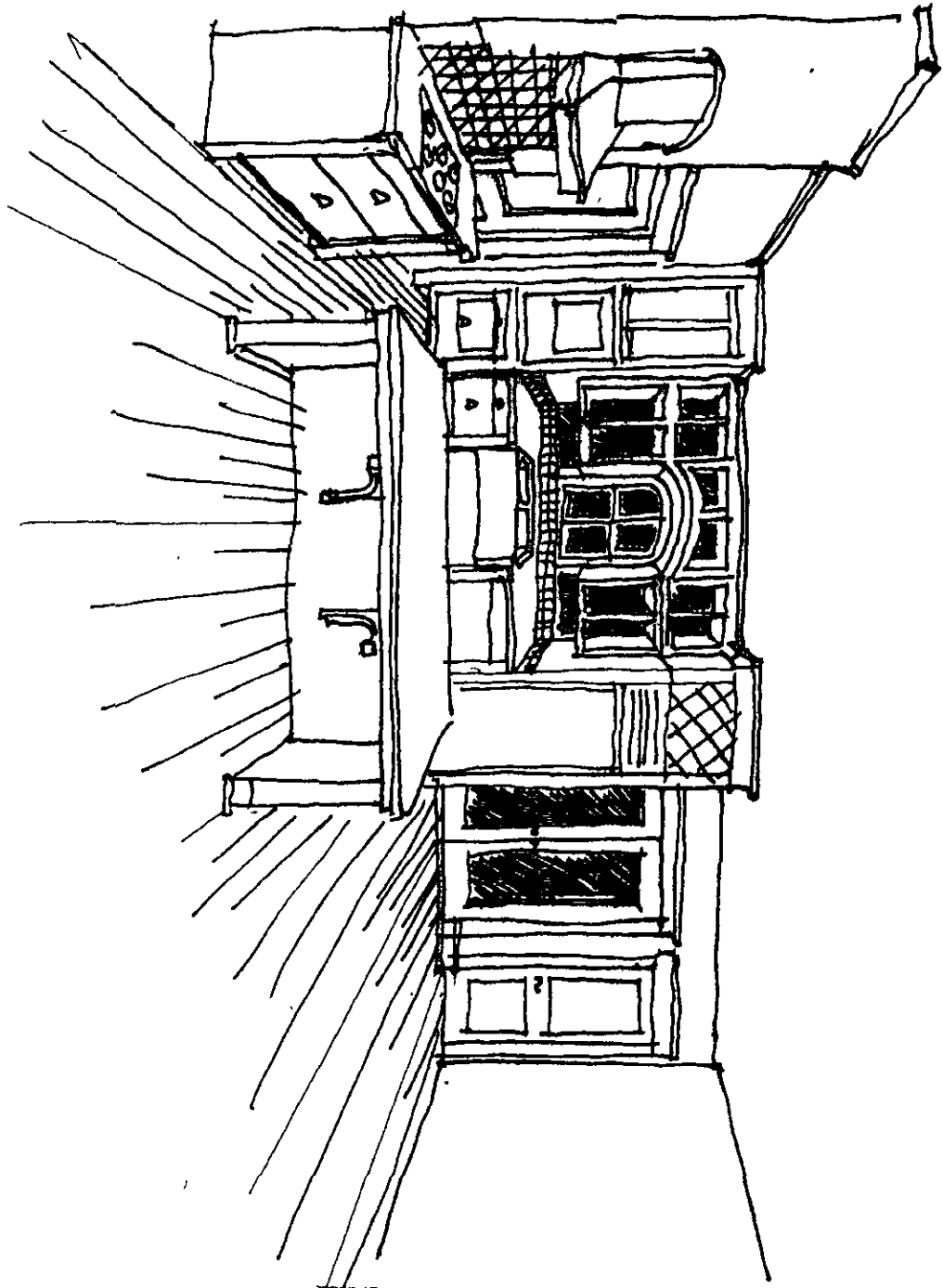


FRONT
ELEVATION

HOWARD RESIDENCE
1418 PRESTON AVE.
AUSTIN, TEXAS 78703

SHEET NO
A-6
SEP 19, 2006





HOWARD RESIDENCE
 1418 PRESTON AVE.
 AUSTIN, TEXAS 78703



HOLLAND
 ARCHITECTS
 1418 PRESTON AVE.
 AUSTIN, TEXAS 78703



SEP 14, 2005
 INTERIOR
 ELEVATIONS

SHEET NO
A-8